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Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: AUGUST 7, 2019

SUBJECT: A. GP19-03, THE ACES OF GILBERT CAMPUS: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 4.8 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BLUEJAY DRIVE AND GALVESTON STREET FROM BUSINESS PARK (BP) TO NEIGHBORHOOD OFFICE (NO) LAND USE CLASSIFICATION.

B. Z19-12, THE ACES OF GILBERT CAMPUS: REQUEST TO AMEND ORDINANCE NOS. 1458, 1548 AND 2019 AND REZONE APPROX. 4.8 ACRES GENERALLY LOCATED AT THE SOUTHEAST CORNER OF BLUEJAY DRIVE AND GALVESTON STREET FROM BUSINESS PARK (BP) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO NEIGHBORHOOD OFFICE (NO) ZONING DISTRICT.

STRATEGIC INITIATIVE: Prosperous Community

To allow for the development of a K-12 specialized school that provides special education and therapeutic services to students within the Town of Gilbert.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP19-03, a Minor General Plan Amendment; and
- B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-12, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Iplan Consulting
Name: Greg Davis
Address: 3317 S. Higley Rd. #114-662
Gilbert, AZ 85297
Phone: (480) 227-9850
Email: greg@iplanconsulting.com

OWNER

Company: GR Property Holdings LLC
Address: 7515 E. First St.
Scottsdale, AZ 85281
Phone: (480) 632-7272
Email: info@circleg.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>March 20, 2001</i>	The Town Council adopted Ordinance No. 1329, which approved the annexation of the subject site as part of a larger annexation (A00-10). At the time of the annexation, the property was assigned Rural Residential (R1-43) zoning while the strip annexation along the southern boundary of the site maintained an Agricultural (AG) zoning.
<i>March 4, 2003</i>	The Town Council adopted Ordinance No. 1458 (Z02-26), which rezoned the property from Rural Residential (R1-43) and Agricultural (AG) to the Garden Industrial (I-1) zoning district.
<i>March 30, 2004</i>	The Town Council adopted Ordinance No. 1548 (Z03-43), approving the Gateway Pointe PAD for a 40-acre parcel to: 1) add a “specialized emergency hospital” to the list of approved uses in the Garden Industrial (I-1) zoning district; 2) decrease the required building setback adjacent to local and collector streets; and 3) decrease the required building setback adjacent to multi-family residential zoning districts.
<i>September 4, 2007</i>	The Town Council adopted Ordinance No. 2019 (Z07-65), which rezoned the property from Garden Industry (I-1) with a PAD overlay to the Business Park (BP) zoning district with a PAD overlay.
<i>July 10, 2019</i>	The Planning Commission heard GP19-03, Z19-12 and DR19-82 as a Study Session item.

Overview

The applicant is requesting to change the existing land use classification and zoning for approximately 4.8 gross acres located at the southeast corner of Bluejay Drive and Galveston Street to build a specialized K-12 school dedicated to special education and therapeutic services. The

land use classification is proposed to change from Business Park (BP) to Neighborhood Office (NO). The property is also requested to be rezoned from Business Park (BP) with a PAD overlay to a conventional zoning of Neighborhood Office (NO). Small scale schools are a permitted use in NO with limitations.

In addition to the minor General Plan amendment and Rezoning request, the applicant has submitted a Design Review application to develop an approximately 35,512 square foot (sf) school called the Austin Centers for Exceptional Students (ACES). All three (3) of the applications are being reviewed concurrently. The two (2) requests before you are for the minor General Plan amendment and the Rezoning; the Design Review application will be heard separately at a later date.

The ACES is a group of specialized schools that provide special education and extensive therapeutic services to students who are still enrolled in their respective public or charter schools. The ACES focuses on K-12 students with autism, emotional disabilities, intellectual disabilities and multiple disabilities. The ACES currently partners with sixty-five (65) different school districts and charter schools across the valley. According to the applicant, the ACES returns approximately one third of its students to their respective school districts each year with the skills necessary to be successful on a traditional school campus.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Business Park (BP)	Business Park (BP) with PAD overlay	Galveston Street then Shops at Circle G Corporate Park
South	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant
East	Business Park (BP)	Business Park (BP) with PAD overlay	Sparrow Drive then Gateway Medical Campus
West	Residential >5-8 DU/Acre	Single Family-Detached (SF-D)	Bluejay Drive then Single Family Homes (Gateway Crossing)
Site	Business Park (BP)	Business Park (BP) with PAD overlay	Vacant

General Plan

The General Plan classifies the property as Business Park (BP), which designates areas for office and light industrial uses, including high technology and research and development firms. The applicant is proposing to change the land use classification from Business Park (BP) to Neighborhood Office (NO), which designates areas for small-scale, single story office uses and complexes adjacent to existing or planned neighborhoods. The General Plan amendment has been requested to align the subject site's land use designation with the proposed zoning district of Neighborhood Office (NO) to allow for the construction of a small-scale school on the subject site.

The subject site is also located within the Gateway Character Area, which is one (1) of four (4) Character Areas within the Town; each character area defines and provides guidelines for a unique area of Gilbert's Planning Area. Per the Town of Gilbert General Plan, the Gateway Character Area provides traditional village/neighborhood design concepts, which are reminiscent of the agrarian heritage of Gilbert. Additional concepts such as promoting pedestrian, bicycle and transit-oriented design are integrated into the policies, standards, and guidelines to support a denser, mixed used environment. In addition to being located within a Character Area, the site is located within the Power Road Growth Area. Per the General Plan, the focus of the Power Road Growth Area is industrial and business park employment supported by commercial shopping centers.

The proposed minor General Plan amendment complies with the following goals and policies:

Goal 1.0 Land Use and Growth Areas (2.4) Promote Gilbert as a community in which to live, work and play.

Policy 1.4 Plan areas for community services, including sites for schools, public safety, utilities, parks, trails and open spaces within new development projects. Surrounding residential densities should be appropriate to these non-residential areas and their uses.

Goal 3.0 Public Facilities and Services (5.4) Actively coordinate with local school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities.

Policy 3.2 Work with school districts to locate school sites that are safe and accessible

Goal 1.0 Community Design (6.3) Promote quality design for new development.

Policy 1.3 Encourage residential/non-residential land use transitions that minimize negative impacts of commercial and industrial uses on adjacent residential uses.

Rezoning

The applicant is requesting to change the existing zoning from Business Park (BP) with a PAD overlay to Neighborhood Office (NO) for approximately 4.8 gross acres to build a K-12 small-scale school. Schools are a permitted use in NO when they are located on an arterial or collector roadway. A Conditional Use Permit approval is required for any other location. The project is not proposing a PAD and is proceeding forward with conventional zoning.

According to the applicant, the rezoning is justified as noted below:

- The Neighborhood Office (NO) zoning district is still an employment use and is compatible with other employment and commercial land uses in the area.
- Even though the Neighborhood Office (NO) zoning district is a less intensive zoning district than Business Park (BP), the resulting use of the property will bring approximately forty (40) professional jobs to Gilbert.
- The approximately forty (40) professional jobs created by the proposed use will help support the growing commercial uses in this area of Gilbert.

- The proposed specialized school use utilizes multiple health care professionals and thus will be compatible to the existing medical uses to the east as well as the future employment uses envisioned to the south and southeast.
- The Neighborhood Office (NO) zoning district creates an improved land use transition from single family residential uses to the west to more intensive Business Park (BP) uses to the south and east.
- The proposed use is an important and extremely underserved need of the community and the area's public school districts.

Project Data Table

Site Development Regulations	Required per LDC and Ord. 2019 (BP)	Required per LDC (Proposed NO)
Maximum Height (ft.) /Stories	70'/4 Stories	25'/1 Story
Minimum Building Setbacks (ft.)		
Front	25'	20'
Side (Collector or local)	20'	15'
Side (Nonresidential)	0'	10'
Rear (Nonresidential)	0'	10'
Minimum Required Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Collector or Local)	20'	15'
Side (Nonresidential)	5'	10'
Rear (Nonresidential)	5'	10'
Landscaping (% of net lot area)	15%	15%

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

A neighborhood meeting was held on May 14, 2019 at Gateway Pointe Elementary School. Approximately two (2) residents attended the meeting. The residents asked questions regarding the details of the ACES school and student population, the operations of the school, traffic patterns, and proposed lighting types.

Staff has received no additional comment from the public.

SCHOOL DISTRICT

Staff has received no comment from the school district.

PHOENIX-MESA GATEWAY AIRPORT

The subject site is located within Airport Overflight Area (AOA) III and per Phoenix-Mesa Gateway Airport Authority, any development in this location, due to its proximity to Phoenix-

Mesa Gateway Airport, will be subject to frequent aircraft overflights and will be affected by noise. Two (2) recommended conditions were provided from Phoenix-Mesa Gateway Airport Authority and have been included in the conditions below.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.
3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town’s strategic initiative for Community Livability. It supports the motto “Gilbert: Clean, Safe, Vibrant.”

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP19-03, to change the land use classification of approx. 4.8 acres, generally located at the southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) to Neighborhood Office (NO); and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-12 rezoning approx. 4.8 acres generally located at southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) with a Planned Area Development (PAD) overlay to Neighborhood Office (NO), subject to the following conditions.
 - a. Prior to the issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earliest: construction of off-site improvements to Bluejay Road, Galveston Street, and Sparrow Drive adjacent to the Property, which includes the construction of typical street improvements, including but not limited to, the construction of a 6’ sidewalk along Bluejay Road, the construction of a 6’ sidewalk along Galveston Street, the construction of a 5’

sidewalk along Sparrow Drive, streetlights, and signage, shall be completed.

- b. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- c. Developer shall create a Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be as required under the Land Development Code and in accordance with the Gilbert Town Code. Any modification to the maintenance obligations shall be approved by Gilbert and shall be specified on the approved site plan or final plat.
- d. Developer shall record easements to be owned by the POA for pedestrian, bicycle or trail system purposes as determined by the final plat, at the time of final plat recordation or earlier if required by the Town Engineer. Such easements shall be open to public access and use.
- e. The following fair disclosure agreement and covenant, which would include the following disclosure, shall be recorded as a condition of development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes."
- f. Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'SB' or 'Sydney Bethel', written in a cursive style.

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Legal Description
- 6) Minutes from PC Study Session of July 10, 2019

Notice of Public Hearing

GP19-03/Z19-12 The ACES of Gilbert Campus
Attachment 1: Notice of Public Hearing
August 7, 2019

PLANNING COMMISSION DATE:
TOWN COUNCIL DATE:

Wednesday, August 7, 2019* TIME: 6:00 PM
Thursday, September 19, 2019 TIME: 6:30 PM

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296

* Call Planning Department to verify date and time: (480) 503-6721

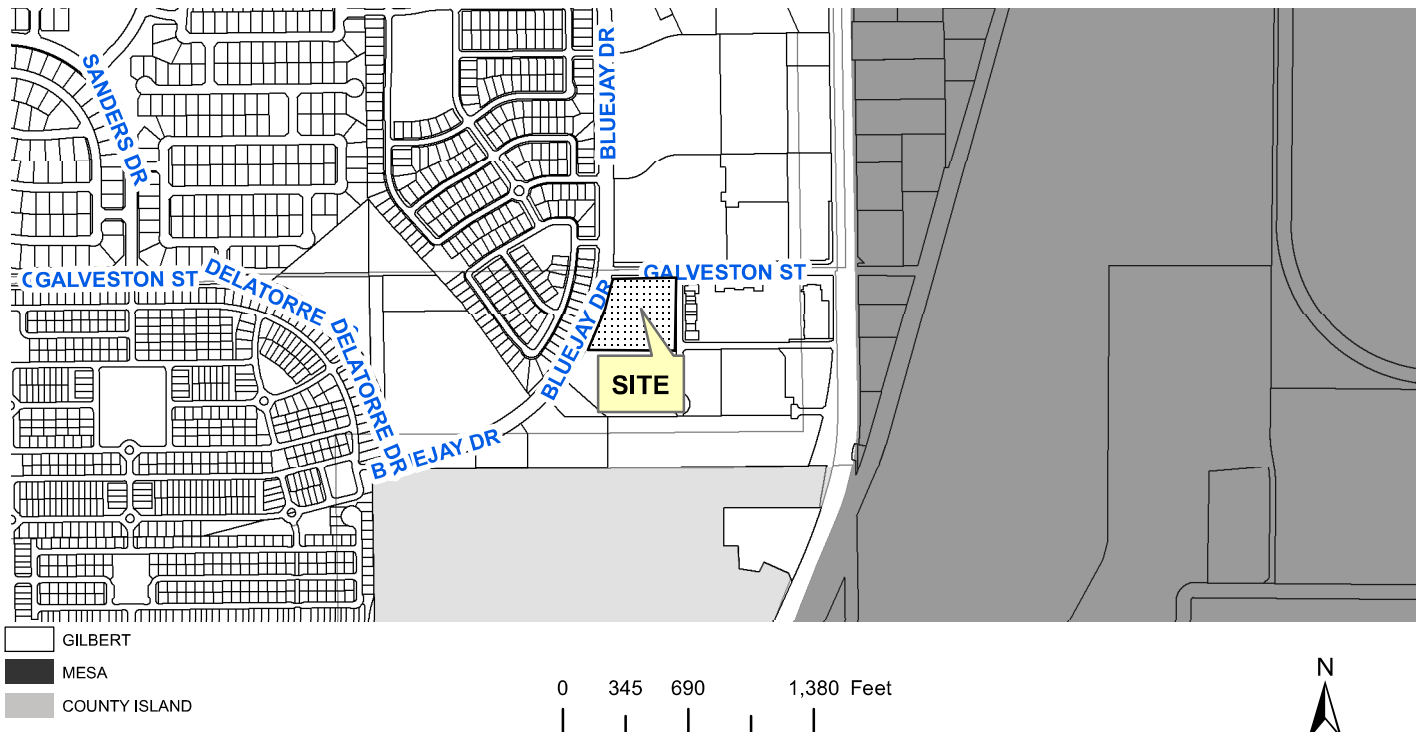
* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission> and <https://www.gilbertdocs.com/gilbertagendaonline>

REQUESTED ACTION:

GP19-03 THE ACES OF GILBERT CAMPUS: Request for Minor General Plan Amendment to change the land use classification of approx. 4.8 acres generally located at the southeast corner of Bluejay Dr. and Galveston St. from Business Park (BP) to Neighborhood Office (NO). The effect of this amendment will be to change the plan of development to allow a new school development.

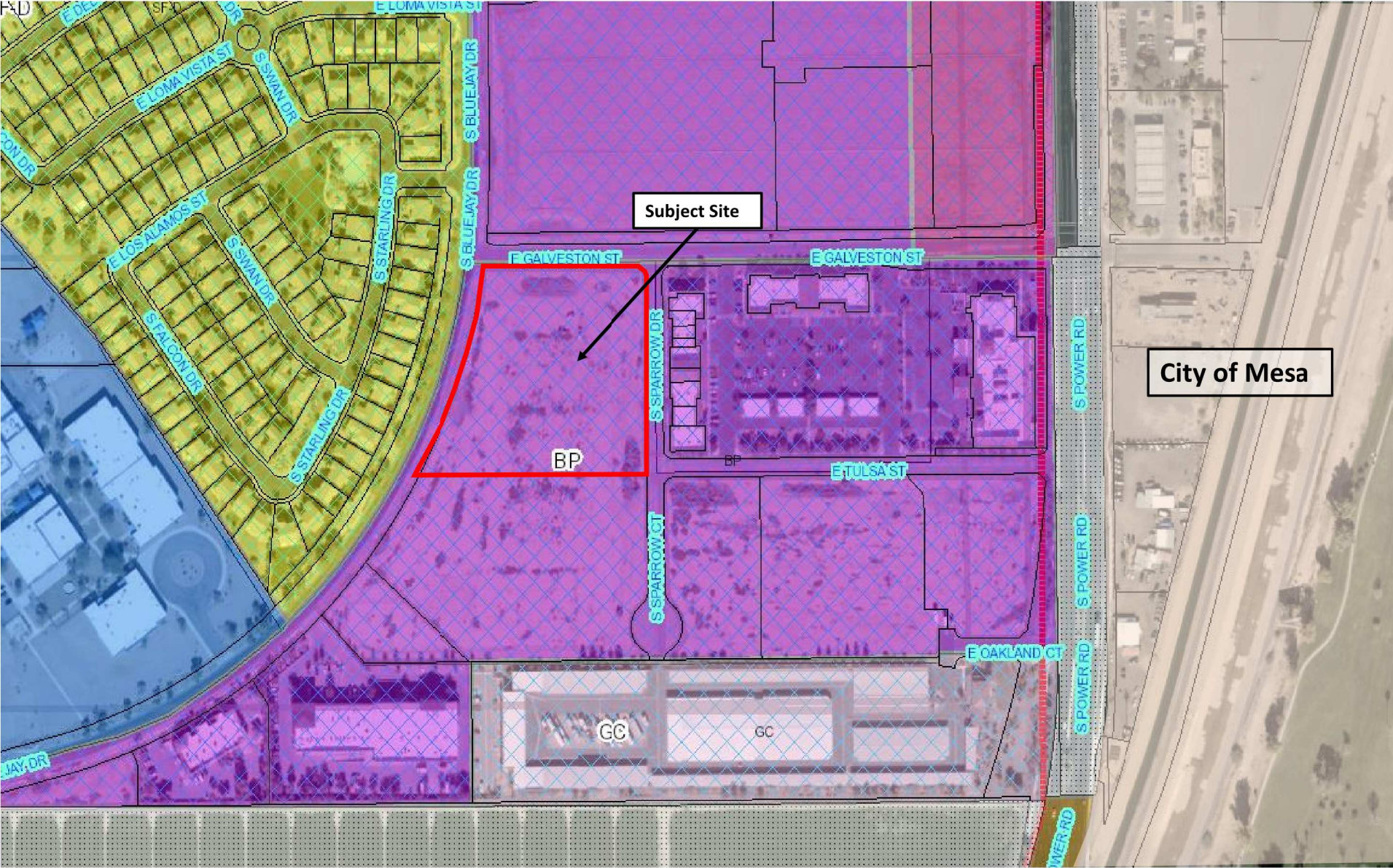
Z19-12 THE ACES OF GILBERT CAMPUS: Request to rezone approximately 4.8 acres of real property generally located at the southeast corner of Bluejay Dr. and Galveston St. from Business Park (BP) with a Planned Area Development overlay to Neighborhood Office (NO). The effect of this amendment will be to change the plan of development to allow a new school development.

SITE LOCATION:



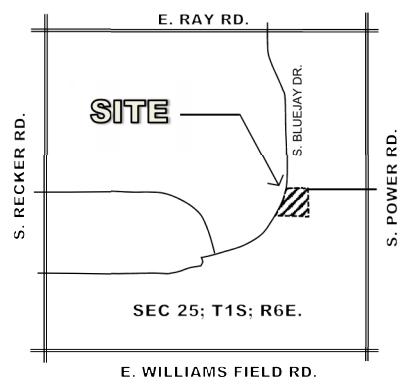
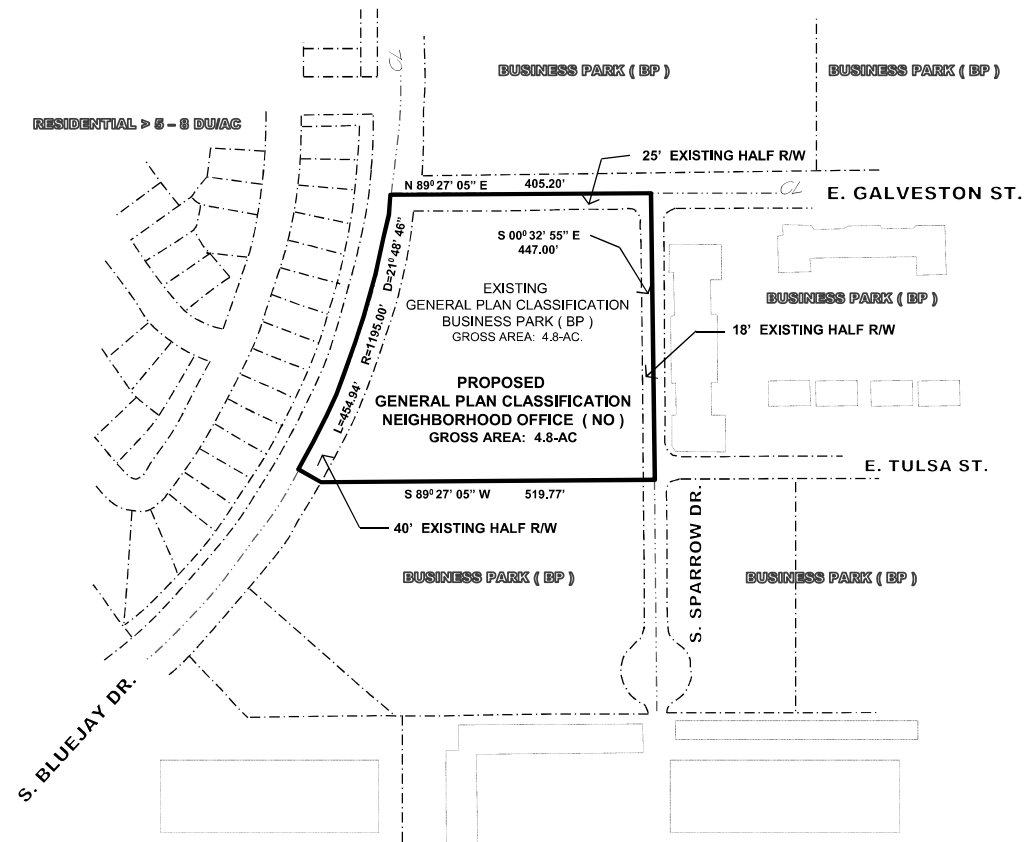
APPLICANT: IPlan Consulting
CONTACT: Greg Davis
ADDRESS: 3317 S. Higley Rd., #114-622
Gilbert, AZ 85297

TELEPHONE: (480) 227-9850
E-MAIL: greg@iplanconsulting.com





THE ACES - GILBERT CAMPUS
GENERAL PLAN EXHIBIT
GILBERT, ARIZONA

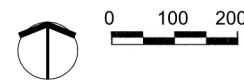


VICINITY MAP
N.T.S.

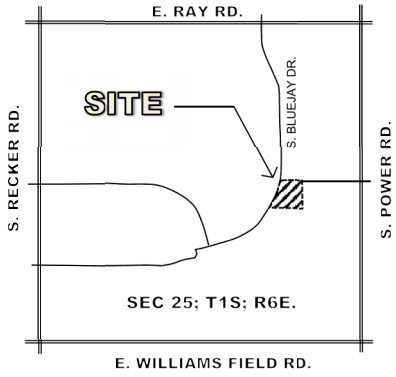
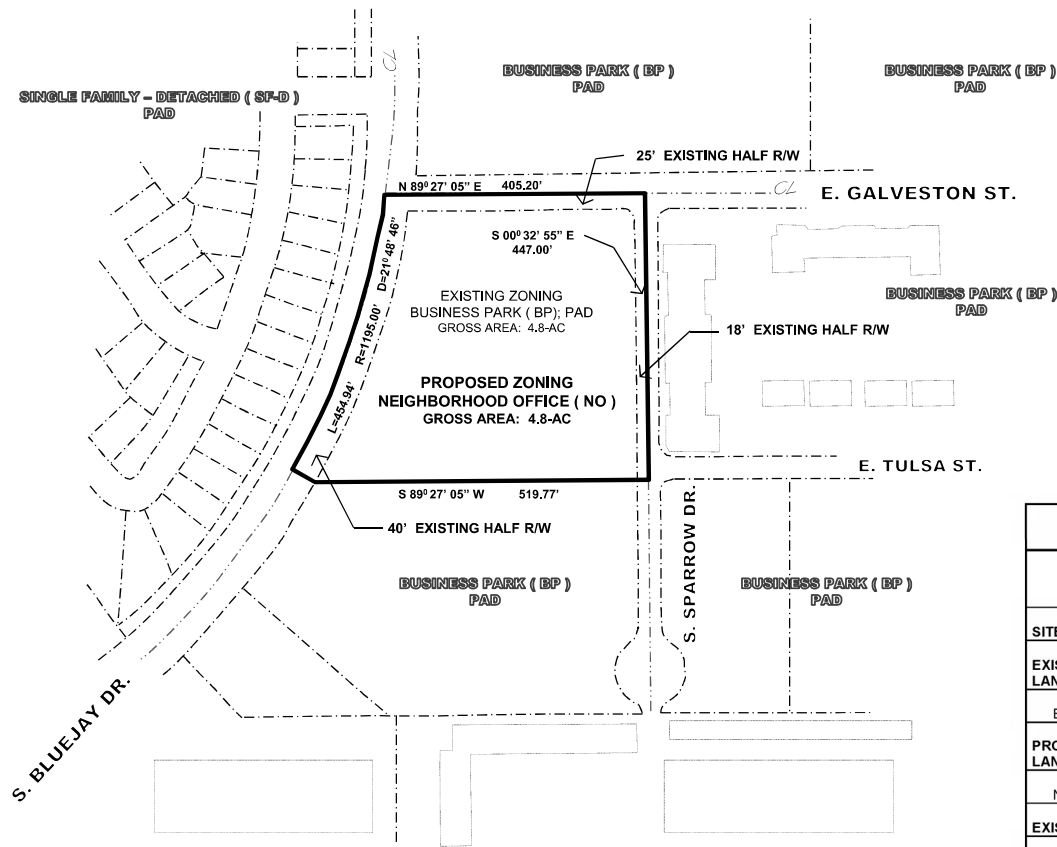
PROJECT DATA TABLE			
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE GROSS AREA (%)
SITE AREA:	4.8	4.0	100
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:			
BUSINESS PARK (BP)	4.8	4.0	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100

DEVELOPER CONTACT:
LGE DESIGN GROUP
740 N. 52ND STREET
PHOENIX, AZ 85008
CONTACT: MIKE RUSSO
V: (480) 966-4001

ENTITLEMENTS:
IPLAN CONSULTING
3317 S. HIGLEY RD., STE. 114-622
GILBERT, AZ 85297
CONTACT: GREG DAVIS
V: (480) 227-9850



REVISED: JULY 08, 2019

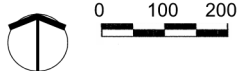


VICINITY MAP
N.T.S.

PROJECT DATA TABLE			
DESCRIPTION	ACREAGE (+/- GROSS)	ACREAGE (+/- NET)	PERCENTAGE GROSS AREA (%)
SITE AREA:	4.8	4.0	100
EXISTING GENERAL PLAN LAND USE CLASSIFICATION:			
BUSINESS PARK (BP)	4.8	4.0	100
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100
EXISTING ZONING:			
BUSINESS PARK (BP); PAD	4.8	4.0	100
PROPOSED ZONING:			
NEIGHBORHOOD OFFICE (NO)	4.8	4.0	100

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REVISED: JULY 08, 2019



**LEGAL DESCRIPTION
ACES PARCEL
GILBERT, ARIZONA**

JOB NO. 19-0540

July 8, 2019

A portion of the East Half of Section 25, Township 1 South, Range 6 East of the Gila and Salt River Meridian, said portion of land being more particularly described as follows:

BEGINNING at the intersection of S. Sparrow Drive, and E. Galveston Street, from which the intersection of S. Sparrow Drive, and E. Tulsa Street, bears South 00 degrees 32 minutes 55 seconds East, 425.00 feet, as shown on the Final Plat of Gateway Pointe Industrial – Amended, as recorded in Book 927, Page 50 of Maricopa County Records;

Thence South 00 degrees 32 minutes 55 seconds East, along said centerline, 447.00 feet;

Thence leaving said centerline South 89 degrees 27 minutes 05 seconds West, 519.77 feet to a point on the east right of way of S. Bluejay Drive, as shown on said Final Plat of Gateway Pointe Industrial – Amended;

Thence leaving said right of way North 60 degrees 23 minutes 01 seconds West, 40.00 feet to the center line of S. Bluejay Drive, said point being on a non-tangent curve, concave northwest, from which the radius point bears North 60 degrees 23 minutes 01 seconds West a distance of 1195.00 feet;

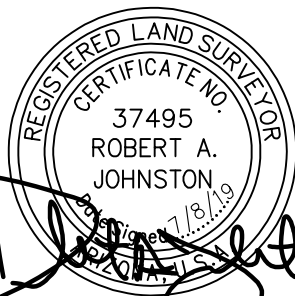
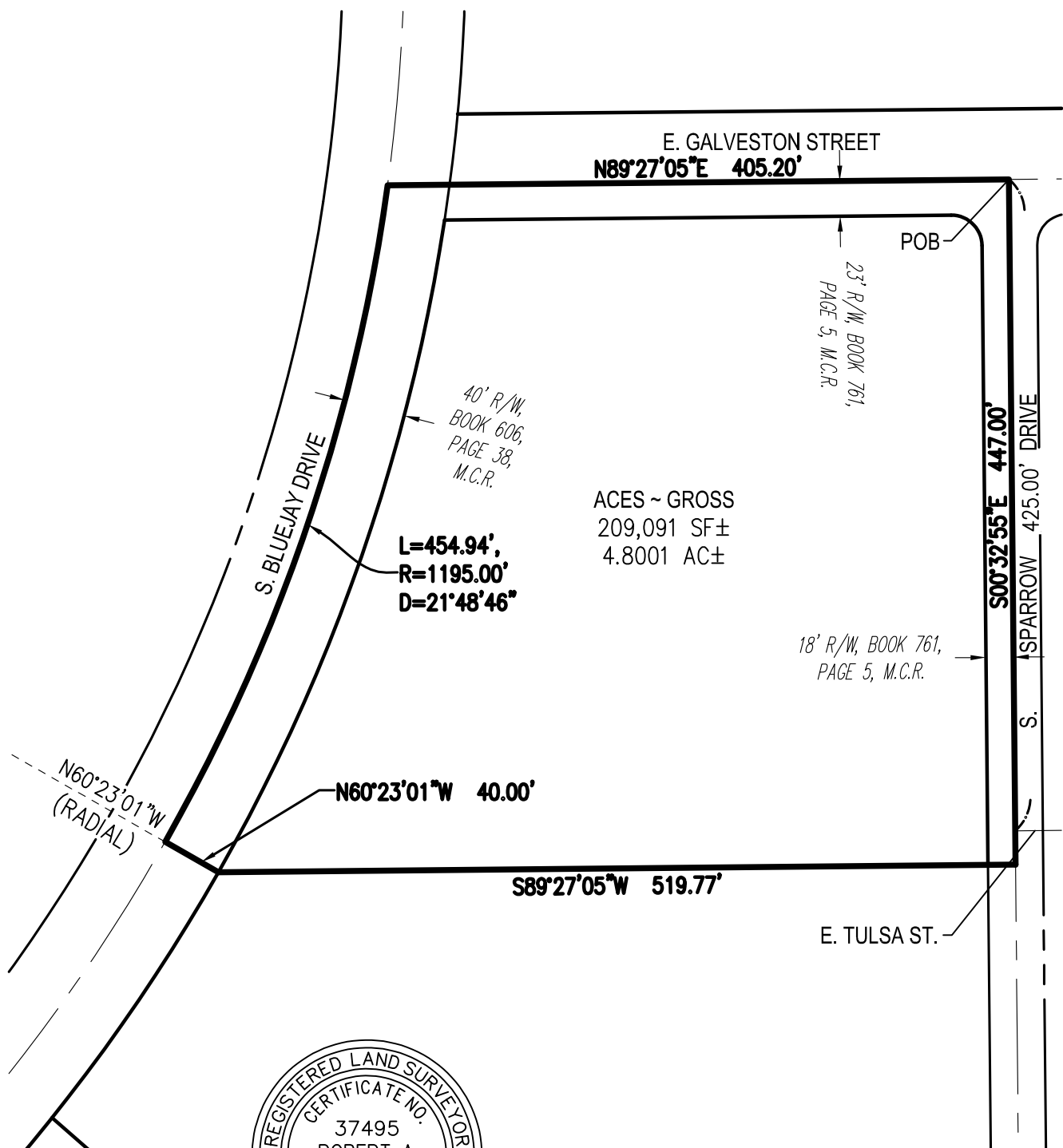
Thence northeasterly 454.94 feet along said centerline and the arc of said curve through a central angle of 21 degrees 48 minutes 46 seconds to the intersection of said S. Bluejay Drive and E. Galveston Street as shown on said Final Plat of Gateway Pointe Industrial – Amended;

Thence leaving the centerline of S. Bluejay Drive, along a non-tangent line North 89 degrees 27 minutes 05 seconds East, along the center line of said E. Galveston Street, 405.20 feet to the **POINT OF BEGINNING**.

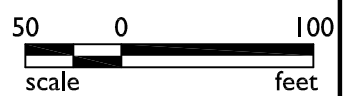
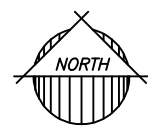
The above described parcel contains a computed area of 209,091 sq. ft. (4.8001 acres) more or less and being subject to any easements, restrictions, and/or right-of-ways of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county, and/or municipality, or any land division restrictions.





[Handwritten signature]



www.epsgroupinc.com

19-0540

EXHIBIT

ACES SITE
GILBERT, ARIZONA



Commissioner Johns noted the changes in elevations to differentiate the tenant spaces, although he felt there was not a lot of movement across the frontage, just a change in materials and shape. After looking at the floor plans, he felt there was some movement on the corner and side as well as recessed entrances. Even with awnings, it is still a flat wall, and that is the first thing you will see. It would be nice to see a little more movement on both the horizontal and vertical. There are matching heights of the parapets on the back side. There is no change in form, only in materials. More was done with the store frontages, the arrow building on the north side, and the round tower element. He asked if they were following the same lighting as in the downtown. He assumed the intent was to look as if it was built in phases like different buildings downtown with their own character. It would be nice if the site lighting was more consistent in the parking lot. Even in centers, the building has some type of theme or tie. They are going in a completely opposite direction with this project. He would like staff to continue working with the Applicant on those elements. He asked if the Commission would see this item again.

Ms. Bubenheim stated it would be up to the Planning Commission whether they wanted to see this item again, although staff does have the ability to approve it administratively.

Commissioner Johns thought it was a good project and he is excited to see something happening in the area and looks forward to what we will see along the street front.

Commissioner Torgeson had no concerns on the front elevations. By allowing dining out front, you can change all the setbacks and alleviate any concern about a straight line. He was all for giving as much room as needed to make something unique rather than homogenize it.

Commissioner Alibrandi felt the back portion facing Recker Road needed more articulation and excitement. This is in his area and he will drive by the site often. There is quite a bit of traffic down that road. He suggested some parapets or some other elements to break up the back line. Aside from that, he felt it will be a wonderful project.

Vice Chair Bloomfield mirrored what was said about the lighting and allowing some freedom to create the unique building type appearances. For the parking lot and common area, he felt there should be a common lighting type as that area will be built all at once rather than phased. He also would like to see more articulation. Initially, he thought it looked great with the different materials to create a unique building with each tenant having its own character and space. It will be fun to see what will be created there. He felt the market as well as the people will appreciate that. Regarding the murals, he asked if staff had any concerns or if any theme or style had been proposed.

Ms. Bubenheim advised that the wall murals would not be reviewed by staff. Staff cannot offer any opinion regarding art, although it cannot be active as signage or promote what is in the space. Staff had emphasized allowing art in this area to make it more visually interesting and to break up large walls.

3. GP19-03 THE ACES OF GILBERT CAMPUS: Request for Minor General Plan Amendment to change the land use classification of approx. 4.8 acres generally located at the southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) to Neighborhood Office (NO).

Z19-12 THE ACES OF GILBERT CAMPUS: Request to rezone approximately 4.8 acres of real property generally located at the southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) with a Planned Area Development overlay to Neighborhood Office (NO) zoning district.

DR19-82 THE ACES OF GILBERT CAMPUS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.8 acres, generally located at the southeast corner of Bluejay Drive and Galveston Street, and with a proposed zoning of Neighborhood Office (NO) zoning district.

Planner Sydney Bethel presented GP19-03 The Aces of Gilbert Campus located south of the southwest corner of Ray and Power Roads directly at the southeast corner of Bluejay Drive and Galveston Street. The site is

approximately 4.8 acres. It is presently one parcel that is proposed to be split. There are three requests that staff is seeking input from the Commission. The first is a minor General Plan Amendment going from the existing land use classification of Business Park (BP) to Neighborhood Office (NO). The second request is to rezone from Business Park with a PAD Overlay to Neighborhood Office (NO). The third is a Design Review application to construct a 35,000 SF school.

The primary reason for the General Plan Amendment is to match the proposed rezoning from Business Park to Neighborhood Office. The rezoning request is to switch from Business Park with a PAD Overlay to a conventional zoning of Neighborhood Office without any PAD. The Applicant is not requesting any deviations. The reason for the rezoning is because schools are not permitted in the Business Park zoning district. In the Neighborhood Office zoning district, schools are permitted as long as it is off of a collector or arterial.

For the Design Review, the site plan has gone through a first review. The school is proposed in two phases, the first being the site improvement and the 35,000 SF school. The second phase of 4,000 SF will allow for expansion with four classrooms if needed. Phase 1 will accommodate 130 students with 18 classrooms. The expansion would allow up to 150 students, which would be their capacity. The site also contains parking and a recreational area. This K-12 school is unique as it provides specialize education with all students being bussed from the school district. There will be no parent pick up or drop off. There will be eight vans on site for field trips. The parking area is mainly for the approximately 40 staff members.

The primary building material is stucco with some metal accents painted a bronze color as well as green accents. The accent color is used in their other campuses across the Valley. The elevations were reviewed. Staff has provided comments that they would like to see some of the elements such as a paint color or the canopy reflected on other portions of the elevation to create some balance. There are some limitations with regard to windows due to the nature of the school. Staff also suggested adding another material common in the area to the building as it is located within the Gateway Character Area.

Staff is seeking input on the General Plan Amendment, rezoning, site design, layout, and building elevations.

DISCUSSION:

Commissioner Alibrandi asked who is the legal entity sponsoring the school. Is this an outsourcing from the Higley Unified School District or the Gilbert School District?

Ms. Bethel stated The Aces (Austin Center for Exceptional Children) is representing the school. It is a private entity that partners with school districts across Arizona to provide services for children with a range of disabilities. The students will be taken to this school from their school district for a period of six months to a couple years with the ultimate goal of placing these students back into their public school.

Commissioner Alibrandi was not questioning the social policy. He noted this is land that Higley Unified School District has owned for a few years and felt this would be part of the Higley district.

Ms. Bethel stated ACES is a private entity that provides a service to Higley and other school districts.

Commissioner Bloomfield had no concerns or questions on the General Plan Amendment or the rezoning. Because this is part of the PAD overlay and they are pulling out of that, it will not affect the underlying PAD overlay for the other properties. It is specifically excluded to their portion.

Ms. Bethel stated that is correct. The rest of the 40 acres that is part of the Gateway Point Planned Area Development would stay as is and would not be impacted.

Commissioner Johns asked if staff was in support of the overlay and rezone.

Ms. Bethel stated through the first review staff had no major concerns over the two requests.

Commissioner Johns understood that they used a lot of materials from their other schools. He knew that they took over the old GCA on Elliot and Greenfield. He asked if staff had pictures of their other locations.

Ms. Bethel did not include photos of the other locations in her presentation. They have locations in Tempe, Phoenix, and Peoria. Photos of those locations can be included in the formal presentation for reference. Each location is a little different, although the element that has carried over is the green accent color.

Commissioner Johns noted a photo on the color board had more of a soffitted flat roof which he felt scales better. He stated this project has a big pitch with a standing seam metal roof, which is different than the photo. He noted the rest of the building was stucco with color blocking and glass.

Ms. Bethel stated that is correct and they also have metal accents and metal canopies.

Commissioner Johns thought it would be nice if it could be something more than just flat across with color blocking. The Design Guidelines ask for more than expansion joints and a change in color. He had mixed emotions, although he noted it was not right on Power Road and has a residential area behind it. He felt the design was pretty flat horizontally and there was not a lot of movement. He suggested the Applicant work with staff to add some elements.

4. GP18-14 CORDILLERA: Request for Minor General Plan Amendment to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre.

Z18-28 CORDILLERA: Request to rezone approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) overlay.

Nathan Williams, Senior Planner, presented the request for a General Plan Amendment and rezone for Cordillera at the southwest corner of Riggs and Higley Roads. The site is just under 55 acres. The property was annexed in 2003 and rezoned with the Mountainwood PAD that is now Adora Trails. It was then rezoned to Commercial in 2005. In 2014, there was a request to change the General Plan Amendment from RC to Residential for the entire piece of property, which was denied. The Applicant is now requesting to change a portion of just under 40 acres to Residential Single Family-6 (SF-6) and just under 15 acres at the corner will remain Regional Commercial (RC). They are asking for a PAD on the entire property. This project came in to staff in the fall and there have been a number of renditions to reach a site plan that staff is comfortable bringing forward to the Commission. It is an important piece of property to the town and the residents in the Santan Character Area. Staff is looking for the right mix of commercial and some assurance that what is depicted is what will be built.

The zoning will be primarily SF-6 PAD on 36 acres with a small pocket of SF-8 to buffer the larger SF-10 properties at the southwest corner of the site. Staff has provided some comments on the site design and recommended that the Applicant change the open space area and shift some lots around to create more of a significant central open space and provide a buffer between the commercial and residential. Staff feels the Applicant has provided those changes with the current plan. There was some debate on whether the pedestrian connection between the commercial and residential would be accepted by the residents.

Modifications are being requested in excess of code. The commercial site has some modifications to the rear and side setbacks. They are requesting to change the 45' landscape setback to 30' and the 75' building setback to a variation ranging from 45' to 64'. Those are setbacks for RC which tends to be big box developments and power centers, and the Applicant does not think that RC is viable on this site. This is more of a neighborhood-oriented development, which is what the neighbors expressed that they want rather than big box retail. A neighborhood commercial or shopping center use would have reduced setbacks. The Applicant is also asking for a modification to the 50' by 250' landscape area at the corner. This site is a bit unique as it has 100' right-of-way along Riggs Road and a 35' drainage ditch.